

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for:

Service Garage (automotive repair and muffler center)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) DUNDALK ASSEMBLY OF GOD, INC.
(Type or Print Name)

Signature: Signature:

Address: Address:

City and State: City and State:

Attest: For Petitioner: 7400 GERMAN HILL RD.

Signature: Signature:

City and State: City and State:

Name and telephone number of legal owner, contract purchaser or representative to be contacted: Name and telephone number of legal owner, contract purchaser or representative to be contacted:

City and State: City and State:

Attest: Attorney's Telephone No.: 285-5711 or 285-5712

Telephone No. Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1980, at 10:15 o'clock A.M.

A.M.

Z.C.O.-No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of German Hill Rd., 136'
NW of Aldworth Rd., 12th District : OF BALTIMORE COUNTY
DUNDALK ASSEMBLY OF GOD, INC. : Case No. 80-225-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to

notify me of any hearing date or dates which may be now or hereafter designated

therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of April, 1980, a copy of the foregoing

Order was mailed to Rev. David R. Hollingshead, President, Dundalk Assembly of God,

Inc., 7400 German Hill Road, Baltimore, Maryland 21222, Petitioner.

John W. Hession, III

WILLIAM R. BACON, JR.
ATTORNEY AT LAW
7458 German Hill Rd.
Baltimore, Md. 21222
(301) 282-2085

PETITION FOR THE CONSIDERATION OF THE ZONING COMMISSIONER

The following parties hereby oppose the zoning exception sought by way of case number 80-225X regarding the property located at 7400 German Hill Road, and for reasons state:

1. There are numerous auto repair and muffler centers in the immediate vicinity of 7400 German Hill Road, and the parties contend that another such center would not serve the needs of their community.
2. Traffic along German Hill Road would be increased to such an extent as to be detrimental to their way of life.
3. That such a center would offend ingress and egress to their homes.
4. That such a center would offend parking in the neighborhood.
5. That such a center would most certainly foster unbearable noise pollution.
6. That such a center would foster noxious and unpleasant fumes.
7. That many children live in this area, and stand to be detrimentally affected in terms of health, well-being and peace of mind, if such a center is operated.
8. That many retired and/or disabled people live in this area and stand to be detrimentally affected in terms of health, well-being and peace of mind, if such a center is operated.
9. And, most importantly, such a center would assuredly constitute a general nuisance to the neighborhood, in that what is essentially a quiet residential area would become a business-type area inimical to rights, expectations and best interest of the following parties:

Phone NAME ADDRESS LENGTH OF TIME AT ADDRESS

285-1911 Mr. Glenwood B. Matthews 754 Aldworth Rd. 26 years 1
" Mrs. Ruth C. Matthews " " " 2
283-2639 Irvin Schrieffer 760 Aldworth Rd. 26 yrs. 3
" Mary E. Schrieffer " " " 4
" Marie Ruffner " " " 5
285-5976 McDonald Kenicki 754 Aldworth Rd. 7 yrs 6
" Mr. Barbara K. Kenicki " " " 7
283-0340 Margaret E. Barkhill 754 Aldworth Rd. 5 yrs 8
" Henry J. Barkhill " " " 9
284-434 E. Eagle 754 Aldworth Rd. 26 yrs 1
284-4662 Gene H. 744 Aldworth Rd. 26 yrs 1

Phone NAME ADDRESS LENGTH OF TIME AT ADDRESS

284-4173 C.F. Walton 752 Aldworth Rd. 26 yrs 12
284-0104 Mrs. John L. Lamb, Jr. 744 Aldworth Rd. 26 yrs 13
284-0104 John L. Lamb, Jr. 744 Aldworth Rd. 26 yrs 14
285-1087 Ralph Thorne 26 yrs 15
Marjorie Smith 734 Aldworth Rd. 26 yrs 16
288-6254 Margaret J. Friedman 746 Aldworth Rd. 18 yrs 17
265-0021 Donald Tompkins 765 Aldworth Rd. 26 yrs 18
Marie Sotter - 763 Aldworth Rd. 25 yrs 19
Mary E. Lopez 761 Aldworth Rd. 17 yrs 20
HB Shuppard 751 Aldworth Rd. 25 yrs 21
J.R. Ruppman 757 Aldworth Rd. 26 yrs 22
Mr. & Mrs. Kinnitt 755 Aldworth Rd. 26 yrs 23
284-0111 Bradley Miller 749 Aldworth Rd. 21 yrs 24
Janette Milled 747 Aldworth Rd. 25 yrs 25
David on Sumner 745 Aldworth Rd. 19 yrs 26
Margaret R. Jones 743 Aldworth Rd. 20 yrs 27
Charlotte Meek 741 Aldworth Rd. 31 yrs 28
Patience Schupp 737 Aldworth Rd. 6 yrs 29
Terry Baskin 735 Aldworth Rd. 15 yrs 30
Dorothy Niegowski 731 Aldworth Rd. 25 yrs 31
Judy Flynn 717 Aldworth Rd. 1 year 32
William C. Lutz 715 Aldworth Rd. 25 yrs 33
Helen Taylor Jr. 713 Aldworth Rd. 20 yrs 34
Ronald Hargrave 731 Janette Ave 23 yrs 35

Phone NAME ADDRESS LENGTH OF TIME AT ADDRESS

Margaret D. Shuster 7411 Edworth Rd. Age 34 3
Linda L. Thurston 7411 Edworth Rd. Age 4 3
Joan E. Menick 7409 Edworth Rd. 22 yrs 34
James W. Menick 7409 Edworth Rd. 22 yrs 35
Anna C. Menick 7409 Edworth Rd. 22 yrs 36
Jont Menick " " 18 yrs 37
Lynn Krahling 7405 Edworth Rd. 11 yrs 38
Edward E. Krahling Jr. 7405 Edworth Rd. 11 yrs 39
Margaret E. Eder 7403 Edworth Rd. 23 yrs 40
Trudy Gray 7401 Edworth Rd. 17 yrs 41
Mrs. John C. Gray " " 18 yrs 42
Mrs. John C. Gray " " 18 yrs 43
Belinda Gray " " 18 yrs 44
Dale T. V. 7366 Edworth Rd. 49 yrs 45
Olivia Douglas 7370 Edworth Rd. 23 yrs 46
William J. Tessen 7384 Edworth Rd. 23 yrs 47
Wayne W. Melarity 748 Aldworth Rd. 11 yrs 48

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Reverend David R. Hollingshead, President
7:00 German Hill Road
Baltimore, Maryland 21222

Arbit, Inc.
8815 Meadow Heights Road
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 20th day of March, 1980

William E. Hammond
Zoning Commissioner

Petitioner's Attorney: Dundalk Assembly of God, Inc.

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

Reverend David R. Hollingshead, President
7400 German Hill Road
Baltimore, Maryland 21222

RE: Item No. 157
Petitioner-Dundalk Assembly of
God, Inc.
Special Exception Petition

Dear Reverend Hollingshead:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the north side of German Hill Road northwest of Aldworth Road in the 12th Election District, is presently improved with an existing church building, two dwellings and a garage building. It is this latter structure that is the subject of this Special Exception hearing. Adjacent properties surrounding this site are improved with individual dwellings to the west, row homes to the north and east, while a cemetery exists to the south across German Hill Road.

Because of your proposal to expand the existing garage building and convert it into a service garage for automotive repair and muffler changes, this hearing is required. In view of the fact that I have received revised site plans indicating screening around the existing parking area of the church and other related changes. I have scheduled this petition for a hearing.

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use of the property would not be detrimental to the health, safety, or general welfare of the locality involved, the special exception should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of July, 1980, that the herein Petition for Special Exception

for a service garage (automotive repair and muffler center) be and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

Item No. 157
Special Exception Petition
April 28, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commolari
NICHOLAS B. COMMOLARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Ambit, Inc.
8815 Meadow Heights Rd.
Randallstown, Md. 21133

 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 13, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #157 (1979-1980)
Property Owner: Dundalk Assembly of God, Inc.
N/ES German Hill Rd. 136' N/W Aldworth Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.
Acres: 0.50 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A portion of the overall larger property of which this site is a part, was reviewed by the Zoning Advisory Committee in connection with Item 191 (1974-1975), 75-270X. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Access to this site shall be from German Hill Road, an improved County road for which no further highway improvements are property in this vicinity.

The construction or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The alleys adjacent to this and the overall property are for residential use only; the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #157 (1979-1980)
Property Owner: Dundalk Assembly of God, Inc.
Page 2
March 13, 1980

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch sanitary sewerage in German Hill Road.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

cc: J. Wimbley

P-NE Key Sheet
6 & 7 SE 20 Pos. Sheets
SE 2 E Topo
103 Tax Map

Attachment

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

May 29, 1975

Mr. S. Eric DiVeneta
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #151 (1974-1975)
Property Owner: Dundalk Assembly of God
311' N/S of German Hill Rd., 125' W. of Aldworth Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for community building, swimming pool or other civic, social, "recreational", or educational activity.
No. of Acres: 0.57 District: 12th

Dear Mr. DiVeneta:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The submitted plan should be revised to indicate the overall property of which the subject site is a part, the means of access, and the public utilities and sanitary facilities therefor.

Highways:

Access to this site shall be from German Hill Road, an improved County road for which no further highway improvements are proposed in this vicinity.

The construction or reconstruction of sidewalk, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The alleyways adjacent to this site are for residential use only. Therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this site.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #191 (1974-1975)
Property Owner: Dundalk Assembly of God
Page 2
May 29, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

There is a 12-inch public water main in German Hill Road.

Sanitary Sewer:


There are 8-inch public sanitary sewers in Aldworth Road and Edsworth Road and in a right-of-way approximately 400 feet west of this site which apparently is utilizing a private onsite sewage disposal system.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

P-NE Key Sheet
6 SE 20 Pos. Sheet
SE 2 E Topo
103 Tax Map

 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #157, Zoning Advisory Meeting, February 5, 1980, are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acres: 0.50
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

 baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 17, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 157 - ZAC - Meeting of February 5, 1980
Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage

Acres: 0.50
District: 12th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 157, Zoning Advisory Committee meeting
of February 5, 1980, are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth
Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acres: 0.50
District: 12

Metropolitan water and sewer exist.

The parking area/s should be surfaced with a dustless,
bonding material.

If lubrication work and oil changes are performed at this
location, revised plans must be submitted showing method providing
for the elimination of waste oil in accordance with Water Resources
Administration requirements.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

PAUL H. REINCKE
CHIEF

February 29, 1980

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Dundalk Assembly of God, Inc.

Location: NE/S German Hill Rd. 136' NW Aldworth Rd.

Item No: 157 Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "x" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1976
Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Hegardt* Noted and Approved: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #157 Zoning Advisory Committee Meeting, February 5, 1980
are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.

Acres: 0.50
District: 12th

1. Items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1978 Edition, State of Maryland Code for the
Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.
change of occupancy and miscellaneous

X C. Additional _____ Permits shall be required.

X D. Building shall be upgraded to new use - requires alteration permit. See Section 414.0
for public garage special requirements.

E. Three sets of construction drawings will be required to file an
application for a building permit.

X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal shall be required to file
an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.

H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.

I. No Comment.

J. Comment: Section 914.2 - No unprotected openings permitted within 15'-0 of
property line - Show Handicapped compliance on plans.

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 5, 1980

RE: Item No: 151, 152, 153, 154, 155, 156, 157

Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item #157 Zoning Advisory Committee Meeting, April 29, 1980
are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage

Acres: 0.50
District: 12th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/ is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,
Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 305 and the required construction
classification of Table 214.

XI. Comments - Previous comments still apply, also the words "damaged vehicles"
indicate body work may be done here. Section 400.9 prohibits a high
hazard use within 200' of the Church, spray painting would not be allowed
as it is a high hazard use.

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR SPECIAL EXCEPTION

12th District

ZONING: Petition for Special Exception for a Service Garage

LOCATION: Northeast side of German Hill Road, 136 feet Northwest of
Aldworth Road

DATE & TIME: Tuesday, May 6, 1980 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Service Garage
(Automotive repair and muffler center)

All that parcel of land in the Twelfth District of Baltimore County

Being the property of the Dundalk Assembly of God, Inc., as shown on plat plan
filed with the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

AMBIT, INC.
ENGINEERS • LAND PLANNERS • SURVEYORS

BALTIMORE OFFICE
8815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133
PHONE: 301-655-6465

WASHINGTON OFFICE
SUITE 401 - 1114 GEORGIA AVENUE
WHEATON, MARYLAND 20902
PHONE: 301-942-2760

DESCRIPTION FOR SPECIAL EXCEPTION
7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on north side of German Hill Road, 50 feet wide and
at the end of the 12.55 feet trunction line an alley 20 feet wide said point being
northeasterly 136 feet, more or less from the northwest intersection of German Hill
Road and Aldworth Road and running thence with the north side of German Hill Road:

(1) By a curve to the left, with a radius of 13,993.00 feet, an
arc length of 141.07 feet, thence leaving said German Hill
Road and running the two following courses and distances:

(2) North 26° 56' 38" East 150.00 feet:

(3) South 63° 48' 47" East 131.22 feet to the west side of said
20 feet alley, thence binding on said west side of alley the
two (2) following courses and distances:

(4) South 20° 21' 15" West 157.00 feet:

(5) South 77° 28' 50" West 12.55 feet, to the place of beginning.

Containing 0.50 acres, more or less.

Herbert M. Maud
Herbert Maud
Registered Land Surveyor
Maryland No. 7558
December 9, 1979

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____
John D. Seyffert, Director
Office of Planning and Zoning
FROM: _____
Petition No. 80-225-X Item 157
SUBJECT: _____

Date: April 21, 1980

Petition for Special Exception for a Service Garage
Northeast side of German Hill Road, 136 feet Northwest of Aldworth Road
Petitioner - Dundalk Assembly of God, Inc.

Twelfth District

HEARING: Tuesday, May 6, 1980

It is this office's opinion that an automotive repair and muffler center in
this location would not be appropriate in such close proximity to the dwellings
located on Aldworth Road.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

CERTIFICATE OF PUBLICATION

OFFICE OF *Dundalk Eagle*

38 N. Dundalk Ave.
Dundalk, Md. 21222

April 25, 1980

THIS IS TO CERTIFY, that the annexed advertisement of
Zoning Dept. of Balto County in matter of petition
for Special Exception by Dundalk Assembly of God, Inc.

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week

for ~~four~~ successive weeks before the

18th day of April 1980 ; that is to say,

the same was inserted in the issues of

April 17, 1980

Kimbel Publication, Inc.

Publisher.

By

Kimbel Q. Oelke

PETITION FOR SPECIAL EXCEPTION

12th District

ZONING: Petition for Special
Exception for a Service Garage
LOCATION: Northeast side of
German Hill Road, 136 feet North-
west of Aldworth Road
DATE & TIME: Tuesday, May 6,
1980 at 10:15 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County, will hold a
public hearing:

Petition for Special Exception for
a Service Garage (Automotive
repair and muffler center).

All that parcel of land in the
Twelfth District of Baltimore
County beginning at a point on
north side of German Hill Road,
50 feet wide and at the end of the
12.55 foot trunc line an alley
20 feet wide said point being
northwesterly 136 feet, more or
less from the northwest inter-
section of German Hill Road and
Aldworth Road and running
thence with the north side of
German Hill Road.

1) By a curve to the left, with a
radius of 13,995.00 feet, an arc
length of 141.02 feet; thence
leaving said German Hill Road
and running the two following
courses and distances:

2) North 26° 56' 38" East 150.00
feet;

3) South 63° 48' 47" East 131.22
feet to the west side of said 20
foot alley, thence binding on said
west side of alley the two (2)
following courses and distances:

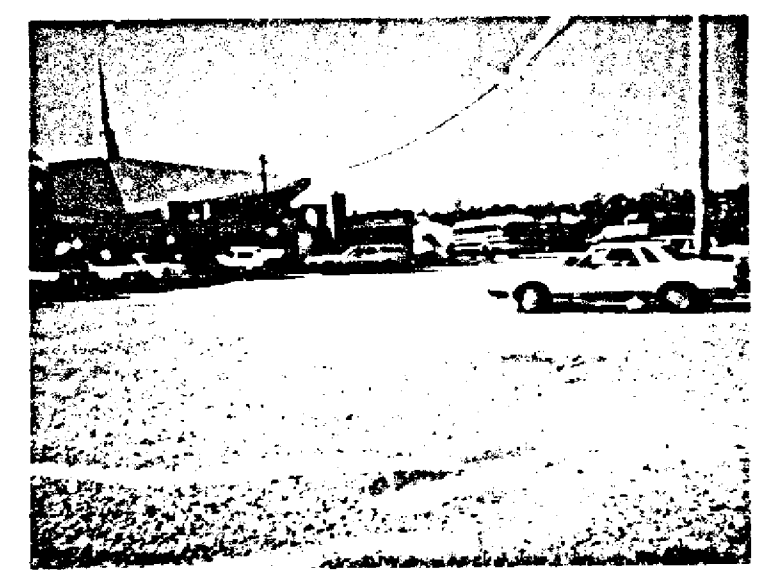
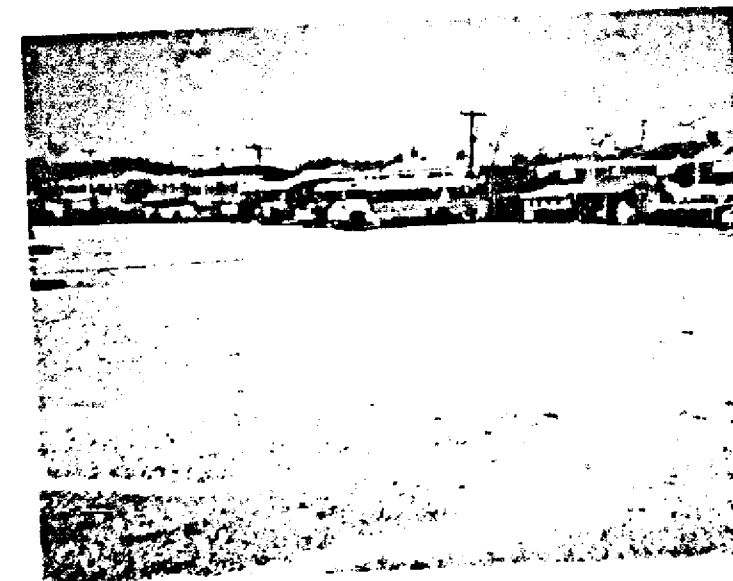
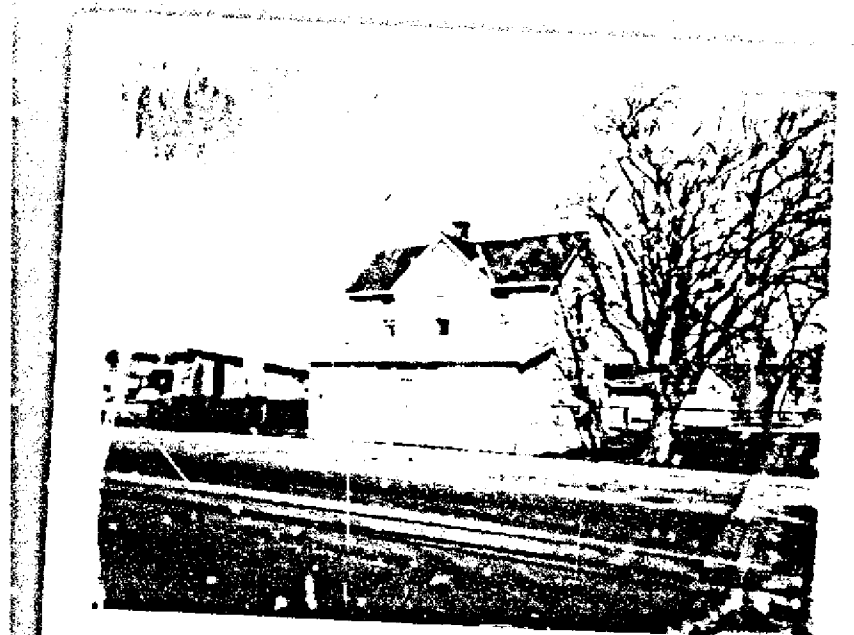
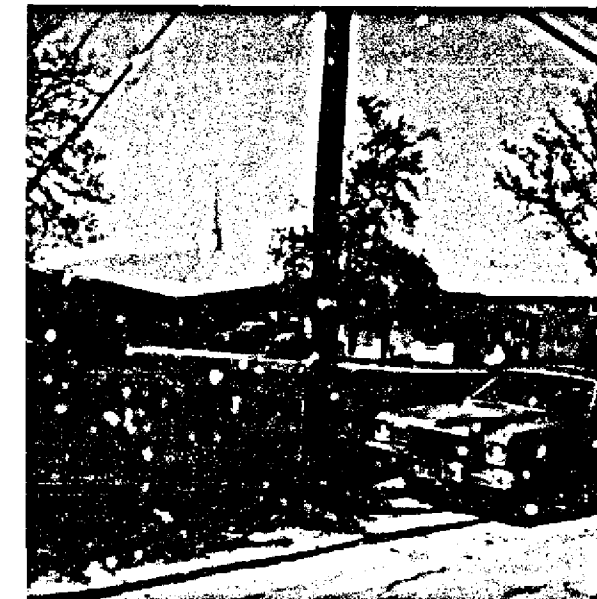
4) South 20° 21' 15" West 157.00
feet;

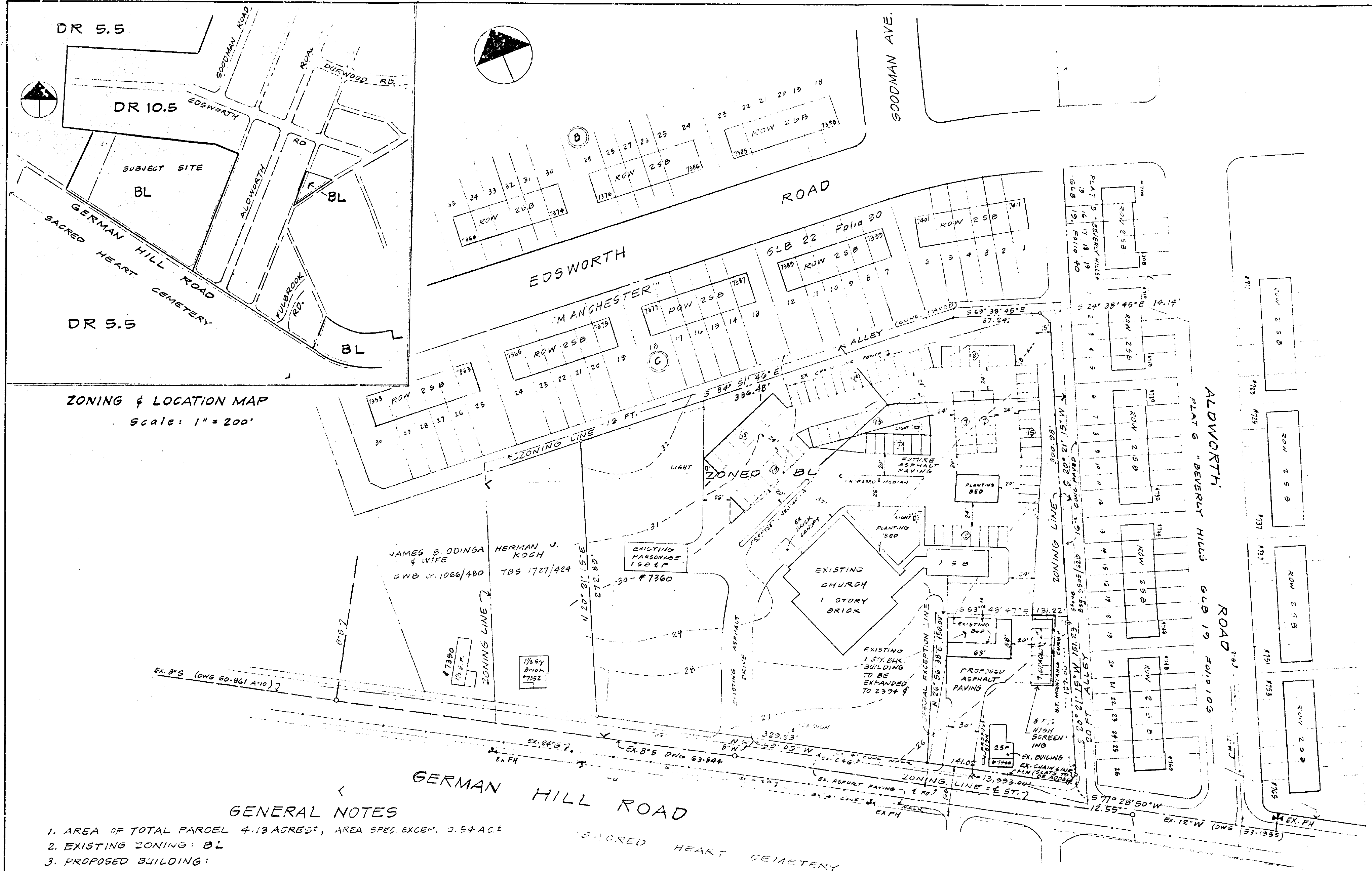
5) South 77° 28' 50" West 12.55
feet, to the place of beginning.

Containing 0.50 acres, more or
less.

Being the property of the Dun-
dalk Assembly of God, Inc., as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Tuesday, May 6,
1980 at 10:15 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY





GENERAL NOTES

1. AREA OF TOTAL PARCEL 4.13 ACRES, AREA SPEC. EXCEPT. 0.54 AC.
2. EXISTING ZONING: BL
3. PROPOSED BUILDING:
 - A. EXISTING BUILDING TO BE EXPANDED TO 2394 SQ. FT.
 - B. USE: AUTO REPAIR AND MUFFLER CENTER
4. AT TIME OF THIS APPLICATION: T 415

PARKING REQUIREMENTS:

- A. AREA OF PROPOSED BUILDING 2394 SQ. FT. ÷ 300 = 8 SPACES REQUIRED
- B. TOTAL SPACES PROVIDED: 17 (7 OUTSIDE - 10 INSIDE); 102 ADDITIONAL SPACES SHOWN ON CHURCH LOT. PERMISSION HAS BEEN GRANTED FOR USE OF OVERFLOW PARKING. LIGHTING TO BE PROVIDED AROUND THE CHURCH PARKING LOT. CHURCH PARKING LOT STONE PAVED, TO BE ASPHALT (OR OTHER ACCEPTABLE) PAVING IN FUTURE.
- C. TYPICAL PARKING 9' x 20'
- D. PROPOSED PARKING AREA TO BE ASPHALT PAVED, MOUNTABLE ASPHALT CURBING TO BE PROVIDED ALONG PARKING AREAS.
- E. NO DAMAGED VEHICLES TO BE PARKED OUTSIDE SCREENED AREA (8 FT HIGH SCREENING SHOWN)

OWNER: DUNDALK ASSEMBLY OF GOD, INC.
DEED REF: Liber 5505, Page 629

PLAT TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION FOR AUTOMOTIVE
REPAIR & MUFFLER CENTER

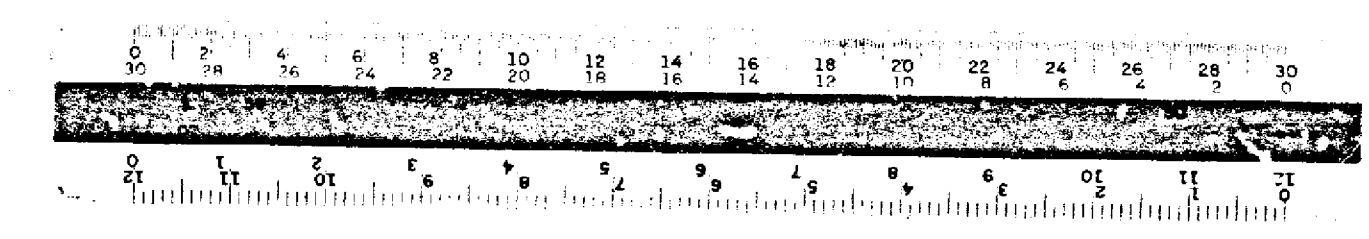
"MASTERS AUTO CENTER"

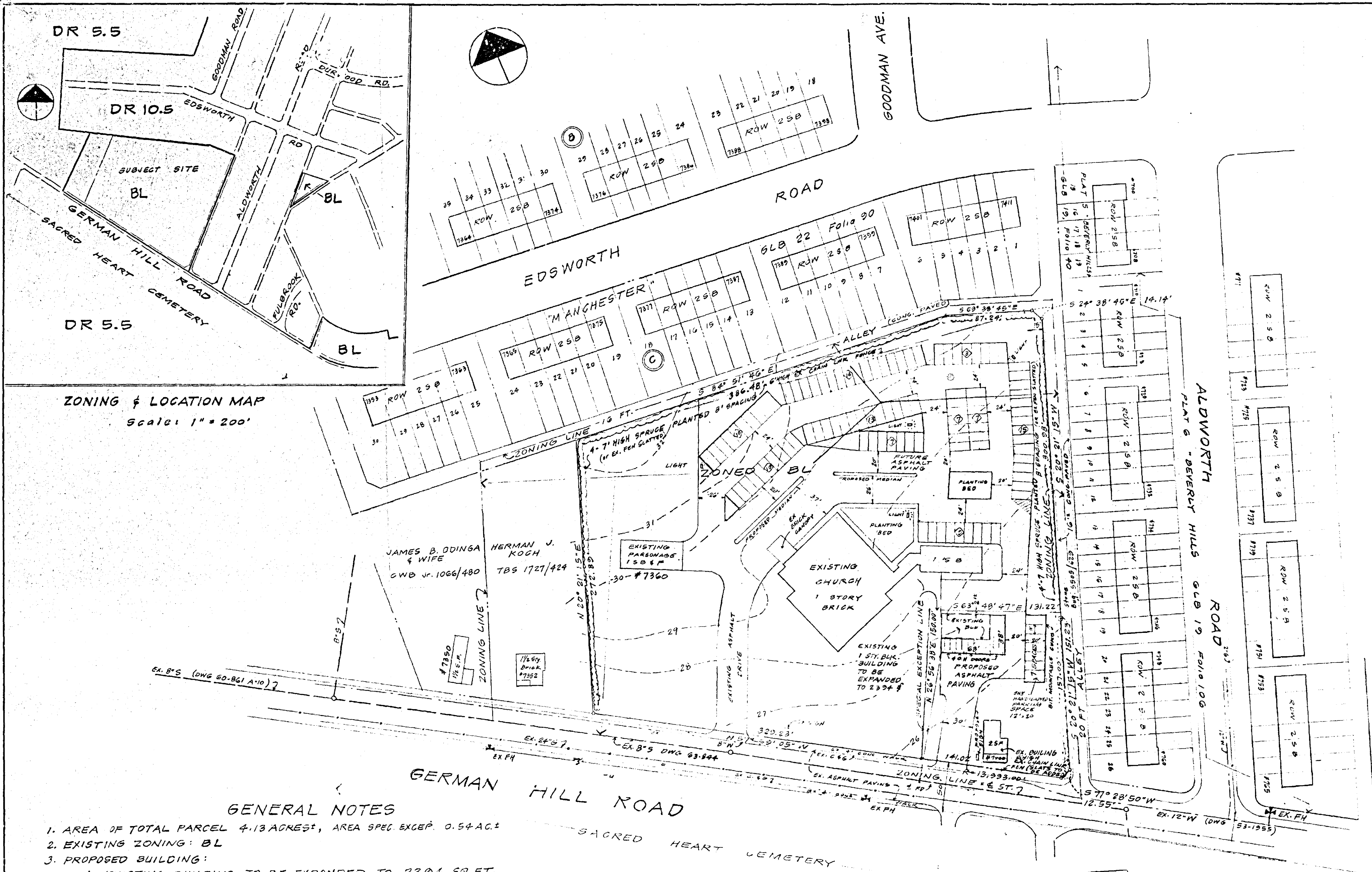
7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

Scale 1" = 50'

Nov. 26, 1979

Prepared by:
AMBIT, INC.
formerly
H. MALMUD & ASSOCIATES, INC.
5313 Meadow Heights Road
Randallstown, Maryland 21133
Telephone (301) 555-2465





GENERAL NOTES

1. AREA OF TOTAL PARCEL 4.13 ACRES[±], AREA SPEC. EXCEP. 0.54 AC.±
2. EXISTING ZONING: BL
3. PROPOSED BUILDING:
 - A. EXISTING BUILDING TO BE EXPANDED TO 2394 SQ. FT.
 - B. USE: AUTO REPAIR AND MUFFLER CENTER
4. AT TIME OF THIS APPLICATION: T-415

PARKING REQUIREMENTS:

- A. AREA OF PROPOSED BUILDING 2394 SQ. FT ÷ 300 = 8 SPACES REQUIRED
- B. TOTAL SPACES PROVIDED: 11 (1 OUTSIDE - 4 INSIDE - ONE HANDICAP SPACE PROVIDED)
CHURCH PARKING: 560 SEATS + 6 = 94 SPACES REQUIRED, 102 PROVIDED.
LIGHTING TO BE PROVIDED AROUND CHURCH PARKING LOT - TO BE SHIELDED FROM HOUSES. CHURCH PARKING LOT STONE PAVED, TO BE ASPHALT (OR OTHER ACCEPTABLE) PAVING IN FUTURE.
- C. TYPICAL PARKING 9' x 20'
- D. PROPOSED PARKING AREA TO BE ASPHALT PAVED, MOUNTABLE ASPHALT CURBING TO BE PROVIDED ALONG PARKING AREAS.
- E. DAMAGED VEHICLES TO BE PARKED INSIDE BUILDING, IF PARKED OUTSIDE AN 8 FOOT HIGH SCREENING AREA WILL BE PROVIDED.

OWNER: DUNDALK ASSEMBLY OF GOD, INC.
DEED REF: Liber 5505, Page 629

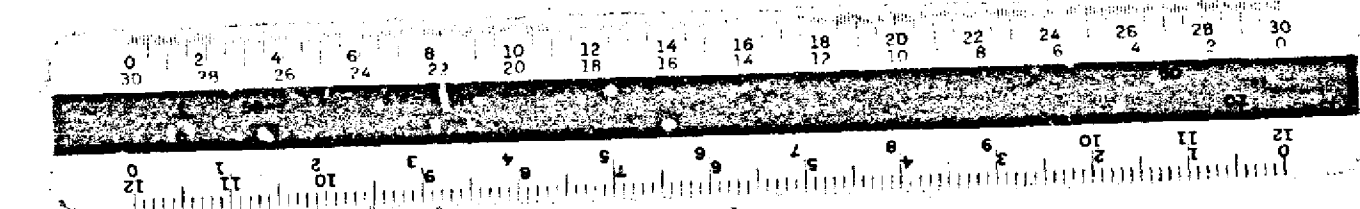
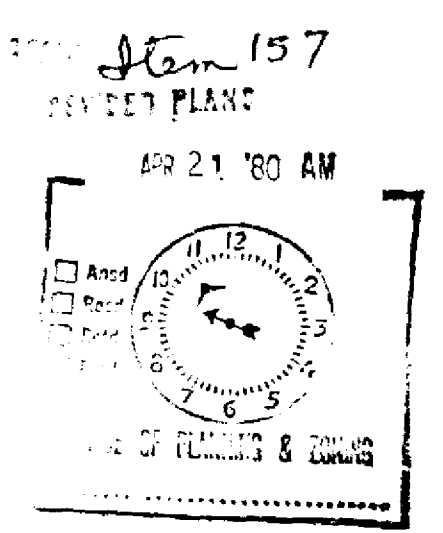
**PLAT TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION FOR AUTOMOTIVE
REPAIR & MUFFLER CENTER**

"MASTERS AUTO CENTER"

**7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.**

Scale 1" = 50 Nov. 26, 1979
Revised 4-19-80

Prepared by:
AMBIT, INC.
formerly
H. MALMUD & ASSOCIATES, INC.
5815 Meadow Heights Road
Randallstown, Maryland 21133
Telephone: (301) 655-6465



PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for:

Service Garage (automotive repair and muffler center)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) DUNDALK ASSEMBLY OF GOD, INC.
(Type or Print Name)

Signature: Signature:

Address: Address:

City and State: City and State:

Attest: For Petitioner: 7400 GERMAN HILL RD.

Signature: Signature:

City and State: City and State:

Name and telephone number of legal owner, contract purchaser or representative to be contacted: Name and telephone number of legal owner, contract purchaser or representative to be contacted:

City and State: City and State:

Attest: Attorney's Telephone No.: 285-5711 or 285-5712

Telephone No. Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1980, at 10:15 o'clock A.M.

Signature: Signature:

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S of German Hill Rd., 136'
NW of Aldworth Rd., 12th District : OF BALTIMORE COUNTY
DUNDALK ASSEMBLY OF GOD, INC. : Case No. 80-225-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to

notify me of any hearing date or dates which may be now or hereafter designated

therefore, and of the passage of any preliminary or final Order in connection therewith.

Signature: Peter Max Zimmerman
Deputy People's Counsel

Signature: John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of April, 1980, a copy of the foregoing

Order was mailed to Rev. David R. Hollingshead, President, Dundalk Assembly of God,

Inc., 7400 German Hill Road, Baltimore, Maryland 21222, Petitioner.

Signature: John W. Hession, III
John W. Hession, III

WILLIAM R. BACON, JR.
ATTORNEY AT LAW
7458 German Hill Rd.
Baltimore, Md. 21222
(301) 282-2085

PETITION FOR THE CONSIDERATION OF THE ZONING COMMISSIONER

The following parties hereby oppose the zoning exception sought by way of case number 80-225X regarding the property located at 7400 German Hill Road, and for reasons state:

1. There are numerous auto repair and muffler centers in the immediate vicinity of 7400 German Hill Road, and the parties contend that another such center would not serve the needs of their community.
2. Traffic along German Hill Road would be increased to such an extent as to be detrimental to their way of life.
3. That such a center would offend ingress and egress to their homes.
4. That such a center would offend parking in the neighborhood.
5. That such a center would most certainly foster unbearable noise pollution.
6. That such a center would foster noxious and unpleasant fumes.
7. That many children live in this area, and stand to be detrimentally affected in terms of health, well-being and peace of mind, if such a center is operated.
8. That many retired and/or disabled people live in this area and stand to be detrimentally affected in terms of health, well-being and peace of mind, if such a center is operated.
9. And, most importantly, such a center would assuredly constitute a general nuisance to the neighborhood, in that what is essentially a quiet residential area would become a business-type area inimical to rights, expectations and best interest of the following parties:

Phone NAME ADDRESS LENGTH OF TIME AT ADDRESS

285-1911 Mr. Glenwood B. Matthews 754 Aldworth Rd. 26 years 1
" Mrs. Ruth C. Matthews " " " 2
283-2639 Irvin Schrieffer 760 Aldworth Rd. 26 yrs. 3
" Mary E. Schrieffer " " " 4
" Marie Ruffner " " " 5
285-5976 McDonald Kenicki 754 Aldworth Rd. 7 yrs 6
" Mr. Barbara K. Kenicki " " " 7
283-0340 Margaret E. Barkhill 754 Aldworth Rd. 5 yrs 8
" Henry J. Barkhill " " " 9
284-434 E. Eagle 754 Aldworth Rd. 26 yrs 1
284-4662 Gene H. 744 Aldworth Rd. 26 yrs 1

Phone NAME ADDRESS LENGTH OF TIME AT ADDRESS

284-4173 C.F. Walton 752 Aldworth Rd. 26 yrs 12
284-0104 Mrs. John L. Lamb, Jr. 740 Aldworth Rd. 26 yrs 13
284-0104 John L. Lamb, Jr. 740 Aldworth Rd. 26 yrs 14
285-1087 Ralph Thorne 26 yrs 15
Marjorie Smith 734 Aldworth Rd. 26 yrs 16
288-6254 Margaret J. Friedman 746 Aldworth Rd. 18 yrs 17
265-0021 Donald Timmer 765 Aldworth Rd. 26 yrs 18
Marie Sotter - 763 Aldworth Rd. 25 yrs 19
Mary E. Lopez 761 Aldworth Rd. 17 yrs 20
HB Shupp 751 Aldworth Rd. 25 yrs 21
J.R. Ruppman 757 Aldworth Rd. 26 yrs 22
Mr. & Mrs. Kinnitt 755 Aldworth Rd. 26 yrs 23
284-0111 Bradley Miller 749 Aldworth Rd. 21 yrs 24
Janette Milled 747 Aldworth Rd. 25 yrs 25
David on Sumner 745 Aldworth Rd. 19 yrs 26
Margaret R. Jones 743 Aldworth Rd. 20 yrs 27
Charlotte Meek 741 Aldworth Rd. 31 yrs 28
Patience Sotter 737 Aldworth Rd. 6 yrs 29
Terry Batschen 735 Aldworth Rd. 15 yrs 30
Dorothy Niegowski 731 Aldworth Rd. 25 yrs 31
Judy Flynn 717 Aldworth Rd. 1 year 32
William C. Sotter 715 Aldworth Rd. 25 yrs 33
Helen Taylor Jr. 713 Aldworth Rd. 20 yrs 34
Ronald Hargrave 731 Janette Ave 23 yrs 35

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Reverend David R. Hollingshead, President
7:00 German Hill Road
Baltimore, Maryland 21222

cc: Anbit, Inc.
8815 Meadow Heights Road
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 20th day of March, 1980

Signature: William E. Hammond
Zoning Commissioner

Petitioner's Attorney: Dundalk Assembly of God, Inc.

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 28, 1980

Reverend David R. Hollingshead, President
7400 German Hill Road
Baltimore, Maryland 21222

RE: Item No. 157
Petitioner-Dundalk Assembly of
God, Inc.
Special Exception Petition

Dear Reverend Hollingshead:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the north side of German Hill Road northwest of Aldworth Road in the 12th Election District, is presently improved with an existing church building, two dwellings and a garage building. It is this latter structure that is the subject of this Special Exception hearing. Adjacent properties surrounding this site are improved with individual dwellings to the west, row homes to the north and east, while a cemetery exists to the south across German Hill Road.

Because of your proposal to expand the existing garage building and convert it into a service garage for automotive repair and muffler changes, this hearing is required. In view of the fact that I have received revised site plans indicating screening around the existing parking area of the church and other related changes. I have scheduled this petition for a hearing.

Phone NAME ADDRESS LENGTH OF TIME AT ADDRESS

Margaret D. Shuster 7411 Edgewood Rd. Age 34 3
Linda L. Thurston 7411 Edgewood Rd. Age 4 3
Joan E. Menick 7409 Edgewood Rd. 22 yrs 34
James W. Menick 7409 Edgewood Rd. 22 yrs 37
Anna C. Menick 7409 Edgewood Rd. 22 yrs 38
Jont Menick " " 18 yrs 41
Lynn Krahling 7405 Edgewood Rd. 11 yrs 42
Edward E. Krahling Jr. 7405 Edgewood Rd. 11 yrs 43
Margaret E. Eder 7403 Edgewood Rd. 23 yrs 44
Trudy Gray 7401 Edgewood Rd. 17 yrs 45
Mrs. John C. Gray " 18 yrs 46
Mrs. John C. Gray " 18 yrs 47
Belinda Gray " 18 yrs 48
Dale T. V. 7366 Edgewood Rd. 49 49
Olivia Douglas 7370 Edgewood Rd. 23 yrs 50
William J. Tessen 7374 Edgewood Rd. 23 yrs 51
Wayne W. Melarity 748 Aldworth Rd. 11 yrs 52

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use of the property would not be detrimental to the health, safety, or general welfare of the locality involved, the special exception should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of July, 1980, that the herein Petition for Special Exception

for a service garage (automotive repair and muffler center) be and the same is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

Item No. 157
Special Exception Petition
April 28, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commolari
NICHOLAS B. COMMOLARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Ambit, Inc.
8815 Meadow Heights Rd.
Randallstown, Md. 21133

 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 13, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #157 (1979-1980)
Property Owner: Dundalk Assembly of God, Inc.
N/ES German Hill Rd. 136' N/W Aldworth Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.
Acres: 0.50 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A portion of the overall larger property of which this site is a part, was reviewed by the Zoning Advisory Committee in connection with Item 191 (1974-1975), 75-270X. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Access to this site shall be from German Hill Road, an improved County road for which no further highway improvements are property in this vicinity.

The construction or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The alleys adjacent to this and the overall property are for residential use only; the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #157 (1979-1980)
Property Owner: Dundalk Assembly of God, Inc.
Page 2
March 13, 1980

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch sanitary sewerage in German Hill Road.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

P-NE Key Sheet
6 & 7 SE 20 Pos. Sheets
SE 2 E Topo
103 Tax Map

Attachment

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

May 29, 1975

Mr. S. Eric DiVeneta
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #151 (1974-1975)
Property Owner: Dundalk Assembly of God
311' N/S of German Hill Rd., 125' W. of Aldworth Rd.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for community building, swimming pool or other civic, social, "recreational", or educational activity.
No. of Acres: 0.57 District: 12th

Dear Mr. DiVeneta:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The submitted plan should be revised to indicate the overall property of which the subject site is a part, the means of access, and the public utilities and sanitary facilities therefor.

Highways:

Access to this site shall be from German Hill Road, an improved County road for which no further highway improvements are proposed in this vicinity.

The construction or reconstruction of sidewalk, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The alleyways adjacent to this site are for residential use only. Therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this site.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #191 (1974-1975)
Property Owner: Dundalk Assembly of God
Page 2
May 29, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

There is a 12-inch public water main in German Hill Road.

Sanitary Sewer:


There are 8-inch public sanitary sewers in Aldworth Road and Edsworth Road and in a right-of-way approximately 400 feet west of this site which apparently is utilizing a private onsite sewage disposal system.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

P-NE Key Sheet
6 SE 20 Pos. Sheet
SE 2 E Topo
103 Tax Map

 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #157, Zoning Advisory Meeting, February 5, 1980, are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acres: 0.50
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

 baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 17, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 157 - ZAC - Meeting of February 5, 1980
Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage

Acres: 0.50
District: 12th

Dear Mr. Hammond:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 157, Zoning Advisory Committee meeting
of February 5, 1980, are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth
Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acres: 0.50
District: 12

Metropolitan water and sewer exist.

The parking area/s should be surfaced with a dustless,
bonding material.

If lubrication work and oil changes are performed at this
location, revised plans must be submitted showing method providing
for the elimination of waste oil in accordance with Water Resources
Administration requirements.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

PAUL H. REINCKE
CHIEF

February 29, 1980

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Dundalk Assembly of God, Inc.

Location: NE/S German Hill Rd. 136' NW Aldworth Rd.

Item No: 157 Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "x" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1976
Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Carl J. Kelly* Noted and Approved: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #157 Zoning Advisory Committee Meeting, February 5, 1980
are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.

Acres: 0.50
District: 12th

1. Items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
1978 Edition, State of Maryland Code for the
Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.
change of occupancy and miscellaneous

X C. Additional _____ Permits shall be required.

X D. Building shall be upgraded to new use - requires alteration permit. See Section 414.0
for public garage special requirements.

E. Three sets of construction drawings will be required to file an
application for a building permit.

X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal shall be required to file
an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.

H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.

I. No Comment.

J. Comment: Section 914.2 - No unprotected openings permitted within 15'-0 of
property line - Show Handicapped compliance on plans.

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 5, 1980

RE: Item No: 151, 152, 153, 154, 155, 156, 157

Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

May 19, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item #157 Zoning Advisory Committee Meeting, April 29, 1980
are as follows:

Property Owner: Dundalk Assembly of God, Inc.
Location: NE/S German Hill Road 136' NW Aldworth Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage

Acres: 0.50
District: 12th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/ is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,
Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 305 and the required construction
classification of Table 214.

XI. Comments - Previous comments still apply, also the words "damaged vehicles"
indicate body work may be done here. Section 400.9 prohibits a high
hazard use within 200' of the Church, spray painting would not be allowed
as it is a high hazard use.

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION FOR SPECIAL EXCEPTION

12th District

ZONING: Petition for Special Exception for a Service Garage

LOCATION: Northeast side of German Hill Road, 136 feet Northwest of
Aldworth Road

DATE & TIME: Tuesday, May 6, 1980 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Service Garage
(Automotive repair and muffler center)

All that parcel of land in the Twelfth District of Baltimore County

Being the property of the Dundalk Assembly of God, Inc., as shown on plat plan
filed with the Zoning Department

Hearing Date: Tuesday, May 6, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

AMBIT, INC.
ENGINEERS • LAND PLANNERS • SURVEYORS

BALTIMORE OFFICE
8815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133
PHONE: 301-655-6465

WASHINGTON OFFICE
SUITE 401 - 1114 GEORGIA AVENUE
WHEATON, MARYLAND 20902
PHONE: 301-942-2760

DESCRIPTION FOR SPECIAL EXCEPTION
7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on north side of German Hill Road, 50 feet wide and
at the end of the 12.55 feet fraction line an alley 20 feet wide said point being
northeasterly 136 feet, more or less from the northwest intersection of German Hill
Road and Aldworth Road and running thence with the north side of German Hill Road:

(1) By a curve to the left, with a radius of 13,993.00 feet, an
arc length of 141.07 feet, thence leaving said German Hill
Road and running the two following courses and distances:

(2) North 26° 56' 38" East 150.00 feet:

(3) South 63° 48' 47" East 131.22 feet to the west side of said
20 feet alley, thence binding on said west side of alley the
two (2) following courses and distances:

(4) South 20° 21' 15" West 157.00 feet:

(5) South 77° 28' 50" West 12.55 feet, to the place of beginning.

Containing 0.50 acres, more or less.

Herbert M. Maud
Herbert Maud
Registered Land Surveyor
Maryland No. 7558
December 9, 1979

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____
John D. Seyffert, Director
Office of Planning and Zoning
FROM: _____
Petition No. 80-225-X Item 157
SUBJECT: _____

Date: April 21, 1980

Petition for Special Exception for a Service Garage
Northeast side of German Hill Road, 136 feet Northwest of Aldworth Road
Petitioner - Dundalk Assembly of God, Inc.

Twelfth District

HEARING: Tuesday, May 6, 1980

It is this office's opinion that an automotive repair and muffler center in
this location would not be appropriate in such close proximity to the dwellings
located on Aldworth Road.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

Dundalk Assembly of God, Inc.
Rev. David R. Hollingshead, President
7400 German Hill Road
Baltimore, Maryland 21222

April 8, 1980

NOTICE OF HEARING

RE: Petition for Special Exception - NE/S German Hill Road, 136' NW of Aldworth Road - Case No. 80-225-X

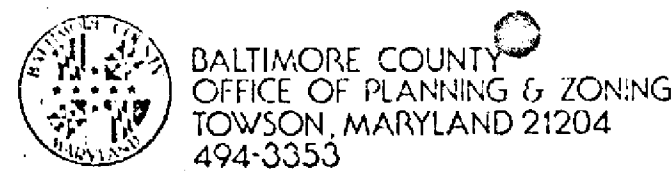
TIME: 10:15 A.M.

DATE: Tuesday, May 6, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: James R. Kimble
7706 Charlesmont Road
Baltimore, Maryland 21222



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 29, 1980

Reverend David R. Hollingshead
Dundalk Assembly of God, Inc.
7400 German Hill Road
Baltimore, Maryland 21222

RE: Petition for Special Exception
NE/S German Hill Rd., 136' NW of
Aldworth Road
Case No. 80-225-X

Dear Reverend Hollingshead:

This is to advise you that \$64.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

AMBIT, INC. ENGINEERS • LAND PLANNERS • SURVEYORS

BALTIMORE OFFICE
8815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133
PHONE: 301-655-6465

WASHINGTON OFFICE
SUITE 401 - 11141 GEORGIA AVENUE
WHEATON, MARYLAND 20902
PHONE: 301-942-2760

DESCRIPTION FOR SPECIAL EXCEPTION
7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on north side of German Hill Road, 50 feet wide and at the end of the 12.55 foot fraction line an alley 20 feet wide said point being northwesterly 136 feet, more or less from the northwest intersection of German Hill Road and Aldworth Road and running thence with the north side of German Hill Road:

(1) By a curve to the left, with a radius of 13,993.00 feet, an arc length of 141.02 feet; thence leaving said German Hill Road and running the two following courses and distances:

(2) North 26° 56' 38" East 150.00 feet;

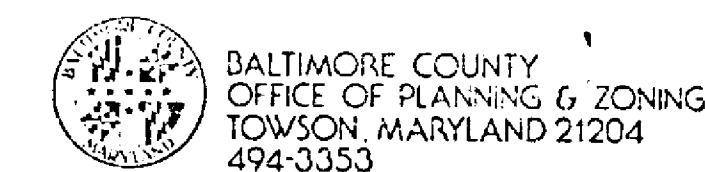
(3) South 63° 48' 47" East 131.22 feet to the west side of said 20 foot alley, thence binding on said west side of alley the two (2) following courses and distances:

(4) South 20° 21' 15" West 157.00 feet;

(5) South 77° 28' 50" West 12.55 feet, to the place of beginning.

Containing 0.50 acres, more or less.

Herbert Weiss
Registered Land Surveyor
Maryland No. 7559
December 8, 1979



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 3, 1980

Reverend David R. Hollingshead
Dundalk Assembly of God, Inc.
7400 German Hill Road
Baltimore, Maryland 21222

RE: Petition for Special Exception
NE/S of German Hill Road, 136'
NW of Aldworth Road - 12th
Election District
Dundalk Assembly of God, Inc. -
Petitioner
NO. 80-225-X (Item No. 157)

Dear Reverend Hollingshead:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

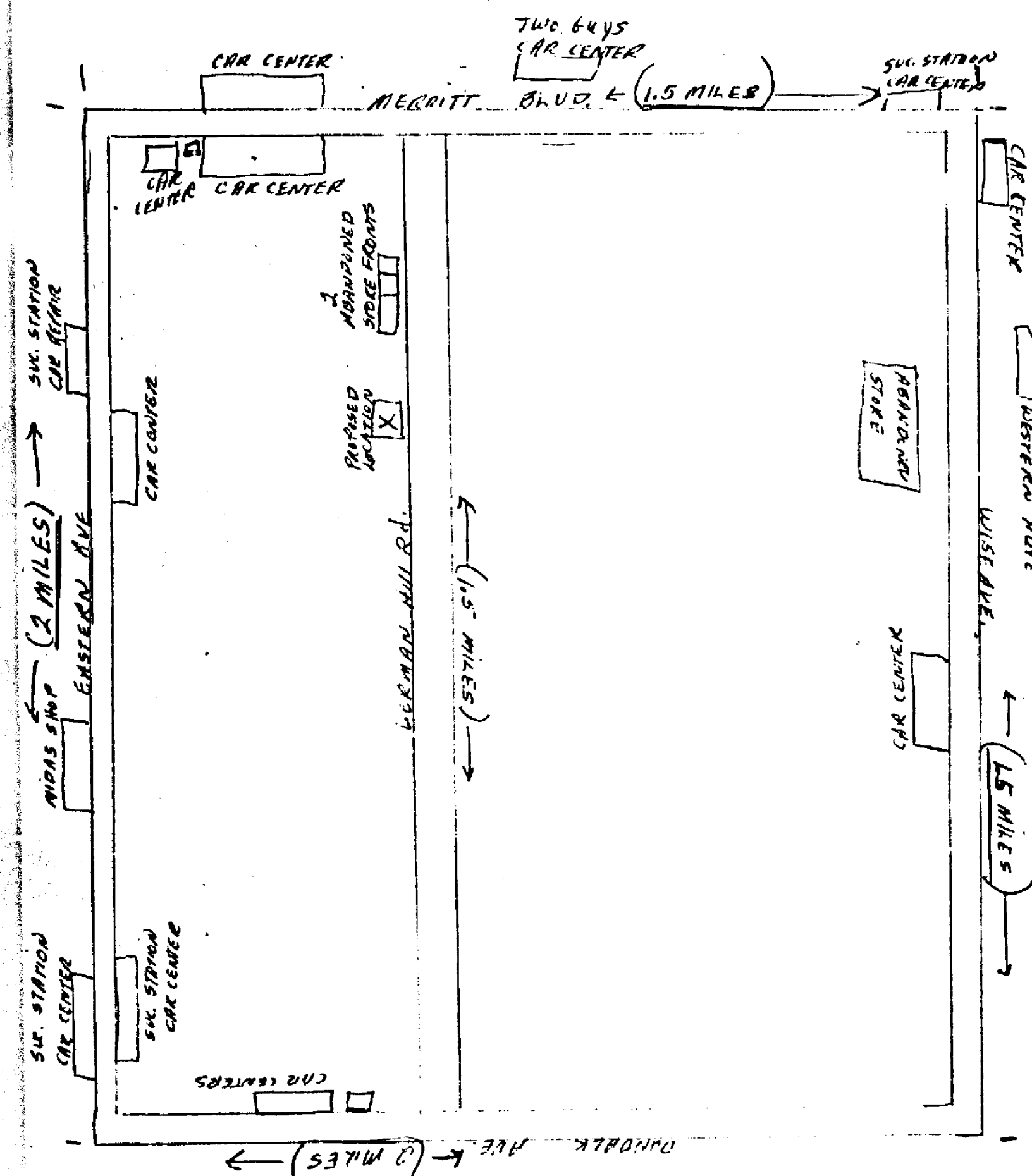
cc: Mr. Dale Volz
7366 Edsworth Road
Baltimore, Maryland 21222

Mr. & Mrs. Roger Fell
7367 Edsworth Road
Baltimore, Maryland 21222

Ms. Carolyn Trimmer
765 Aldworth Road
Baltimore, Maryland 21222

Mr. Leonard Kaniki
758 Aldworth Road
Baltimore, Maryland 21222

John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 24 day of Jan 1980

Filing Fee \$ 50 Received: ☒ Check
☐ Cash
☐ Other

Petitioner David R. Hollingshead Submitted by William E. Hammond
Petitioner's Attorney John W. Hessian, III Reviewed by William E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by <u>MR</u>			Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No							
Previous case: _____			Map # _____							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12 Date of Posting 4/29/80
Posted for Posting of Special Exception
Petitioner Dundalk Assembly of God, Inc.
Location of property 7400 German Hill Road, 136' NW of Aldworth Road
Location of Signs Posting of Special Exception
Remarks Posting of Special Exception
Posted by William E. Hammond Date of return 4/29/80

0.2471

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 8, 1980 ACCOUNT 01-562

AMOUNT \$50.00

RECEIVED FROM James R. Kimble

FOR Filing Fee for Case No. 80-225-X

VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 24, 1980 ACCOUNT 01-562

AMOUNT \$64.50 (cash)

RECEIVED FROM James Kimble

FOR Advertising and Posting for Case No. 80-225-X

VALIDATION OF SIGNATURE OF CASHIER

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 11, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 11th day of April, 1980, the 17th day of April, 1980, appearing on the 17th day of April, 1980.

THE JEFFERSONIAN
L. Frank Simpson
Manager

Cost of Advertisement, \$ 44.50

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL EXCEPTION

12th District

ZONING: Petition for Special Exception for a Service Garage
LOCATION: Northeast side of German Hill Road, 136 feet North-west of Aldworth Road
DATE & TIME: Tuesday, May 6, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a Service Garage (Automotive repair and muffler center).

All that parcel of land in the Twelfth District of Baltimore County beginning at a point on north side of German Hill Road, 50 feet wide and at the end of the 12.55 foot truncate line on alley 20 feet wide said point being northwesterly 136 feet, more or less from the northwest intersection of German Hill Road and Aldworth Road and running thence with the north side of German Hill Road.

1) By a curve to the left, with a radius of 13,995.00 feet, an arc length of 141.02 feet; thence leaving said German Hill Road and running the two following courses and distances:
2) North 26° 56' 38" East 150.00 feet;
3) South 63° 48' 47" East 131.22 feet to the west side of said 20 foot alley, thence binding on said west side of alley the two (2) following courses and distances:
4) South 20° 21' 15" West 157.00 feet;
5) South 77° 28' 50" West 12.55 feet, to the place of beginning.
Containing 0.50 acres, more or less.

Being the property of the Dundalk Assembly of God, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, May 6, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

April 25, 1980

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Dept. of Balto County in matter of petition for Special Exception by Dundalk Assembly of God, Inc.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week

for successive weeks before the

18th day of April 1980; that is to say,

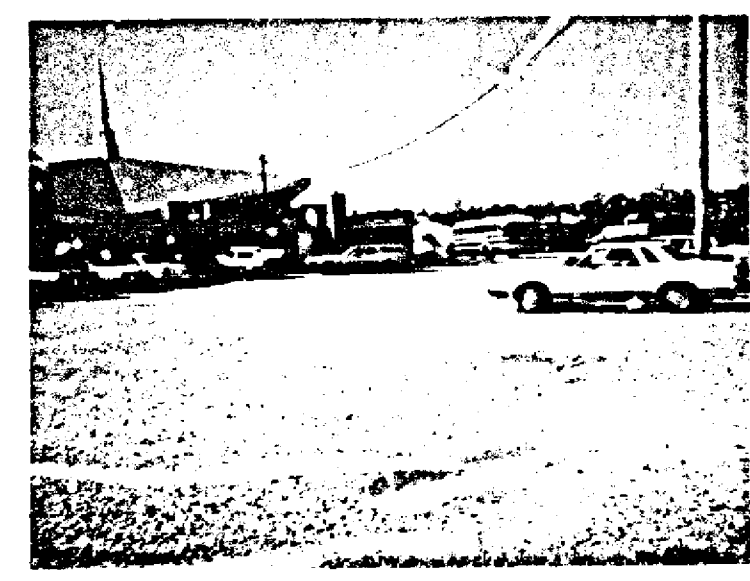
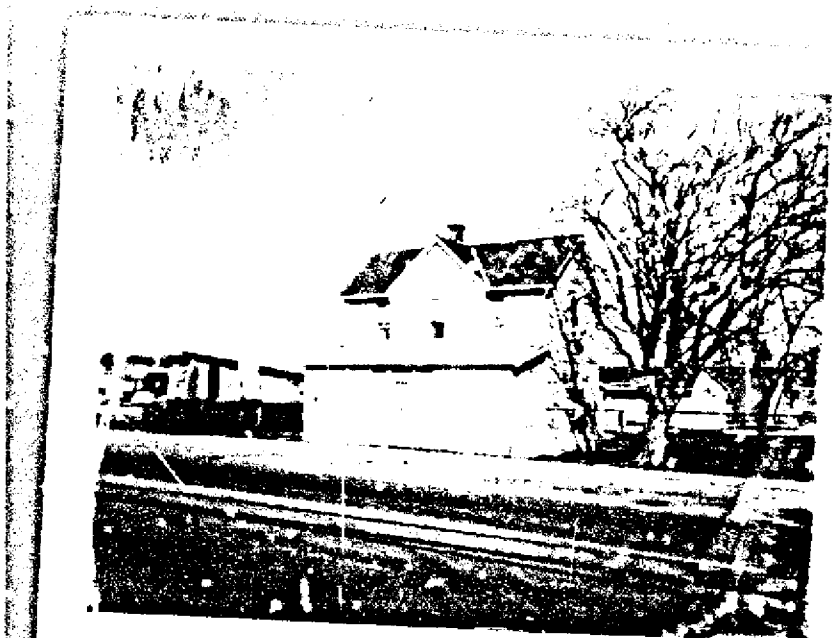
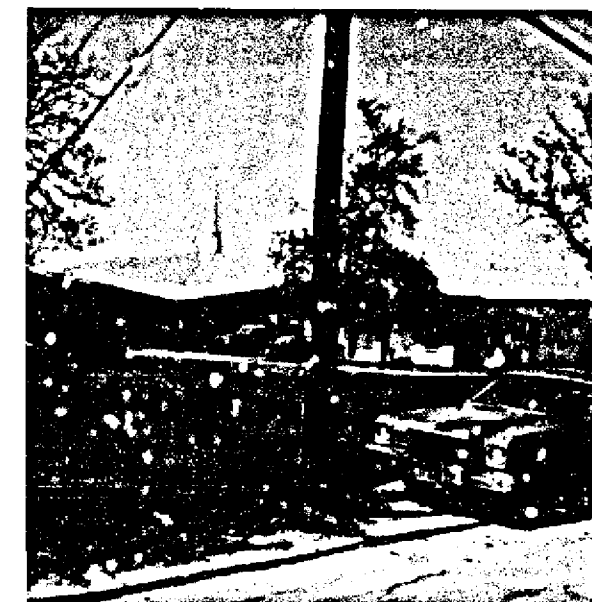
the same was inserted in the issues of

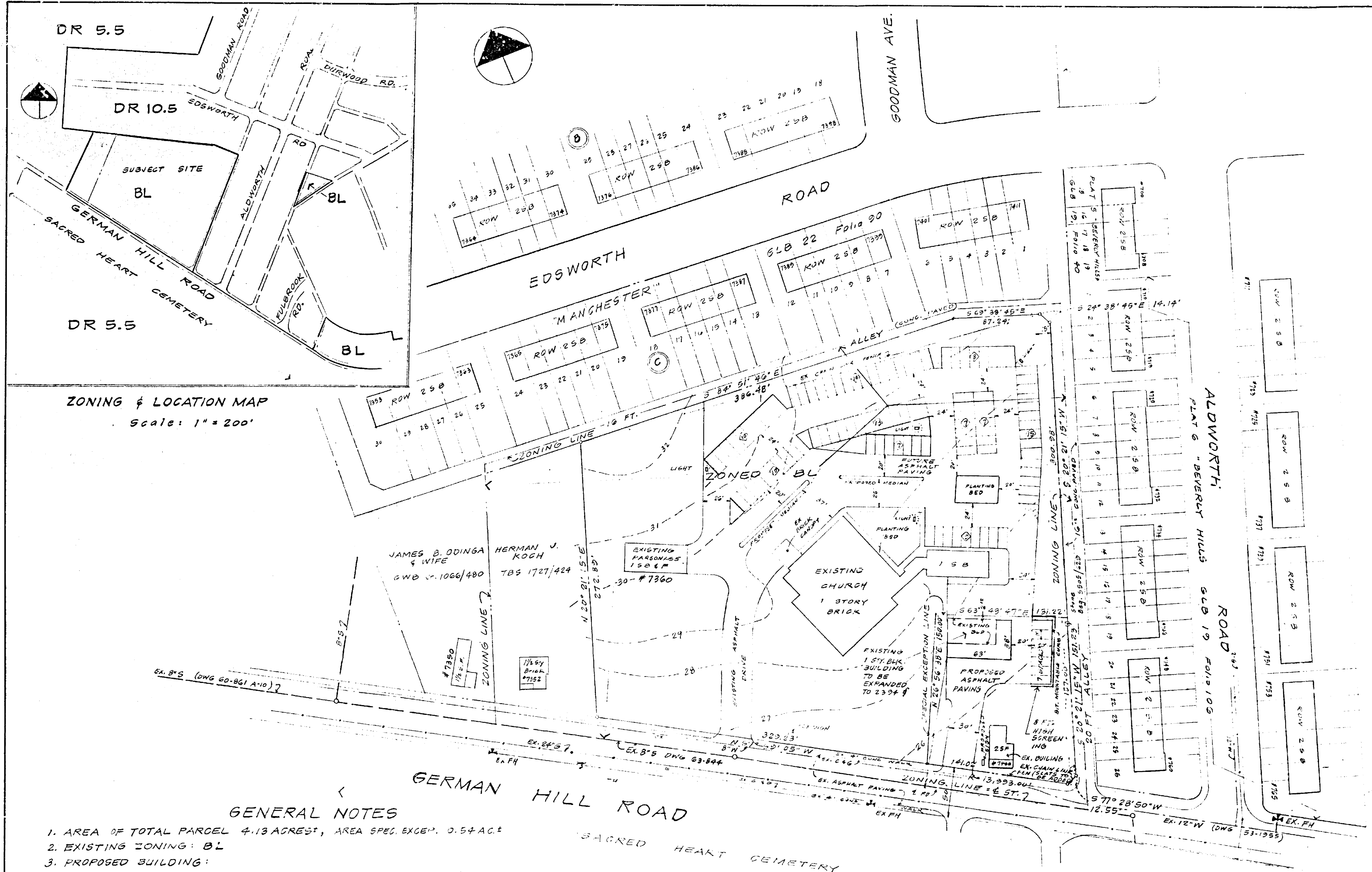
April 17, 1980

Kimbel Publication, Inc.

Publisher.

By *Kimbel Q. Oelke*





GENERAL NOTES

1. AREA OF TOTAL PARCEL 4.13 ACRES, AREA SPEC. EXCEPT. 0.54 AC.
2. EXISTING ZONING: BL
3. PROPOSED BUILDING:
 - A. EXISTING BUILDING TO BE EXPANDED TO 2394 SQ. FT.
 - B. USE: AUTO REPAIR AND MUFFLER CENTER
4. AT TIME OF THIS APPLICATION: T 415

PARKING REQUIREMENTS:

- A. AREA OF PROPOSED BUILDING 2394 SQ. FT. ÷ 300 = 8 SPACES REQUIRED
- B. TOTAL SPACES PROVIDED: 17 (7 OUTSIDE - 10 INSIDE); 102 ADDITIONAL SPACES SHOWN ON CHURCH LOT. PERMISSION HAS BEEN GRANTED FOR USE OF OVERFLOW PARKING. LIGHTING TO BE PROVIDED AROUND THE CHURCH PARKING LOT. CHURCH PARKING LOT STONE PAVED, TO BE ASPHALT (OR OTHER ACCEPTABLE) PAVING IN FUTURE.
- C. TYPICAL PARKING 9' x 20'
- D. PROPOSED PARKING AREA TO BE ASPHALT PAVED, MOUNTABLE ASPHALT CURBING TO BE PROVIDED ALONG PARKING AREAS.
- E. NO DAMAGED VEHICLES TO BE PARKED OUTSIDE SCREENED AREA (8 FT HIGH SCREENING SHOWN)

OWNER: DUNDALK ASSEMBLY OF GOD, INC.
DEED REF: Liber 5505, Page 629

**PLAT TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION FOR AUTOMOTIVE
REPAIR & MUFFLER CENTER**

"MASTERS AUTO CENTER"

**7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.**

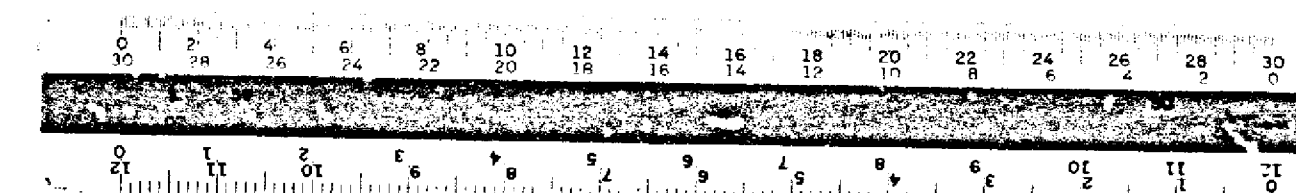
Scale 1" = 50'

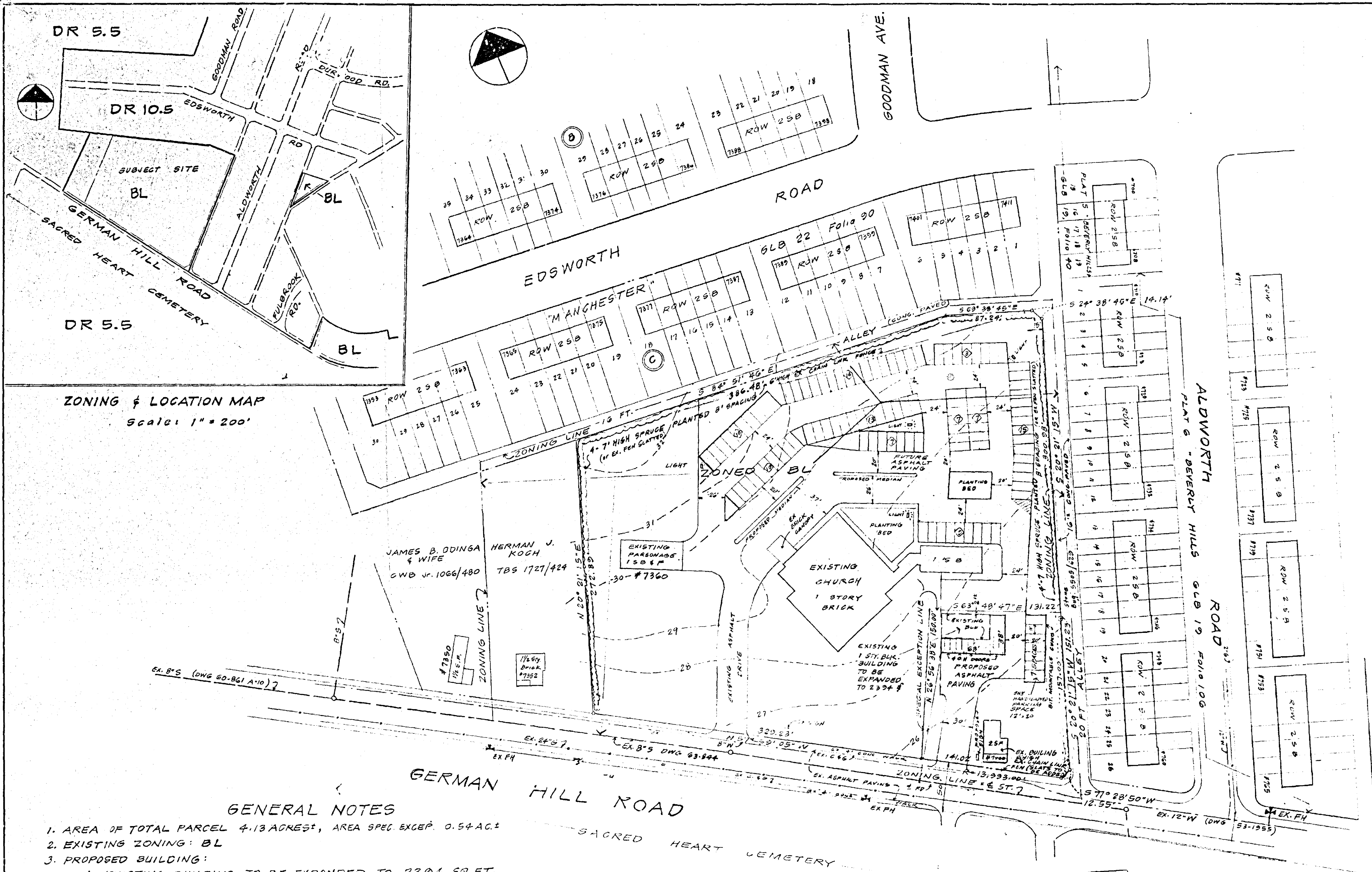
Nov. 26, 1979

Prepared by:

AMBIT, INC.
formerly

H. MALMUD & ASSOCIATES, INC.
5313 Meadow Heights Road
Randallstown, Maryland 21133
Telephone (301) 555-2465





GENERAL NOTES

1. AREA OF TOTAL PARCEL 4.13 ACRES[±], AREA SPEC. EXCEP. 0.54 AC.±
2. EXISTING ZONING: BL
3. PROPOSED BUILDING:
 - A. EXISTING BUILDING TO BE EXPANDED TO 2394 SQ. FT.
 - B. USE: AUTO REPAIR AND MUFFLER CENTER
4. AT TIME OF THIS APPLICATION: T-415

PARKING REQUIREMENTS:

- A. AREA OF PROPOSED BUILDING 2394 SQ. FT. ÷ 300 = 8 SPACES REQUIRED
- B. TOTAL SPACES PROVIDED: 11 (1 OUTSIDE - 4 INSIDE - ONE HANDICAP SPACE PROVIDED)
CHURCH PARKING: 560 SEATS + 6 = 94 SPACES REQUIRED, 102 PROVIDED.
LIGHTING TO BE PROVIDED AROUND CHURCH PARKING LOT - TO BE SHIELDED FROM HOUSES. CHURCH PARKING LOT STONE PAVED, TO BE ASPHALT (OR OTHER ACCEPTABLE) PAVING IN FUTURE.
- C. TYPICAL PARKING 9' x 20'
- D. PROPOSED PARKING AREA TO BE ASPHALT PAVED, MOUNTABLE ASPHALT CURBING TO BE PROVIDED ALONG PARKING AREAS.
- E. DAMAGED VEHICLES TO BE PARKED INSIDE BUILDING, IF PARKED OUTSIDE AN 8 FOOT HIGH SCREENING AREA WILL BE PROVIDED.

OWNER: DUNDALK ASSEMBLY
OF GOD, INC.
DEED REF: Liber 5505, Page 629

**PLAT TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION FOR AUTOMOTIVE
REPAIR & MUFFLER CENTER**

"MASTERS AUTO CENTER"

7400 GERMAN HILL ROAD
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

Scale 1" = 50 Nov. 26, 1979
Revised 4-19-80

Prepared by:
AMBIT, INC.
formerly
H. MALMUD & ASSOCIATES, INC.
5815 Meadow Heights Road
Randallstown, Maryland 21133
Telephone: (301) 655-6465

